

1 Westfield-Washington Advisory Plan Commission held a meeting on  
2 Tuesday, September 7, 2010 scheduled for 7:00 PM at the Westfield City  
3 Hall.

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5 **Opening of Meeting: 7:00 PM**

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7 **Roll Call:** Note Presence of a Quorum

8  
9 **Commission Members Present:** Robert Smith, Dan Degnan, Pete Emigh, William  
10 Sanders, Cindy Spoljaric, Steve Hoover, Danielle Tolan and Bob Spratz (7:18).

11  
12 **City Staff Present:** Matthew Skelton, Director; Jennifer Miller, Senior Planner; and  
13 Brian Zaiger, City Attorney

14  
15 **Approval of the Minutes:**

16  
17 Motion to approve minutes of August 16, 2010 as presented.

18  
19 Motion: Emigh; Second: Hoover; Vote: Pass by Voice Vote

20  
21  
22 **ITEMS OF BUSINESS**

23  
24 Case No. 1006-DP-05 & 1006-SIT-05  
25 Petitioner William Lyman  
26 Description 800 Sycamore Street; Petitioner requests a Development Plan and Site Plan  
27 Review for a proposed 1,200 square foot addition to the Montessori School,  
28 located in the LB District.

29  
30 Skelton reviewed the details of the petition stating that all requirements have been met;  
31 the only remaining issue is finalizing a drainage solution, which is beyond the scope of  
32 the development process; therefore, staff sees no reason not to approve this project.

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34 Motion: To approve 1006-DP-05 & 1006-SIT-05 as presented.

35  
36 Motion: Sanders; Second: Emigh; Vote: 7-0

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38  
39 Case No. 1007-PUD-08  
40 Petitioner Hills Homes of Indiana, LLC  
41 Description Section 3D and Section 3E; Petitioner requests an amendment to the Oak  
42 Manor PUD to allow single family detached homes on approximately 9.8 acres.

43  
44 Skelton presented details of the proposed PUD amendment which is to revise standards to  
45 provide the opportunity to allow for single family homes.

1  
2 Mr. Glenn Brehm, Hills Homes of Indiana, discussed details of the proposed changes,  
3 which is to convert 44 duplex homes into 44 single family homes. Brehm stated that the  
4 market for any type of attached housing has virtually disappeared. He further stated that  
5 the proposal is for small lot single family homes but with no less square footage than the  
6 existing duplex homes built in this development already.

7  
8 Spoljaric asked if there will be rear yards facing Carey Road.

9  
10 Brehm responded yes and that there is a mound and fence along Carey Road.

11  
12 Spoljaric asked why they are asking for vinyl on these single family homes.

13  
14 Brehm stated that doing so will be consistent with the current single family standards in  
15 this development.

16  
17 Spoljaric asked if Brehm would be comfortable taking vinyl siding out of this proposal.

18  
19 Brehm responded yes, but that he needed to check with his Marketing Department first.

20  
21 Sanders asked if an 800 or 1,200 square foot footprint included the garage or just living  
22 area.

23  
24 Brehm responded that he believes it does; however, the document states, "minimum gross  
25 floor area of ground level" which does not state whether it applies to garage or not.

26  
27 Skelton interjected that it does not appear to be defined in the Oak Manor PUD, so the  
28 City's definition would apply, which he believes excludes porches, garages, decks, etc.  
29 Skelton stated that he will confirm this definition for the next meeting.

30  
31 A Public Hearing opened at 7:28 p.m.

32  
33 Ms. Lin Kelley, speaking on behalf of Villages of Oak Manor, spoke against the  
34 proposed amendment, stating that it appears to be of less quality and inconsistent  
35 architecturally with existing homes.

36  
37 Ms. Julie Robertson, speaking on behalf of Villages of Oak Manor, spoke against the  
38 proposed amendment and shared some concerns from a signed petition, including  
39 facades, building materials (hardi-plank vs. vinyl), dwellings being too close together,  
40 valuation of property, etc.

41  
42 Ms. Jane Flanders asked about proposed prices of the homes.

43  
44 The Public Hearing closed at 7:36 p.m.

45

1 Brehm responded to public hearing comments including building materials and lot size.

2  
3 Hoover asked if Brehm could commit to no vinyl on these units and change the  
4 amendment to state such.

5  
6 Brehm responded that he is amenable but will speak with his colleagues before he could  
7 commit to anything. He further stated that buildings on the existing duplex lots could be  
8 as close as twelve feet with fire-retardant material, according to the current PUD.

9  
10 Spoljaric asked if the Commission could get copies of the original Oak Manor PUD for  
11 review.

12  
13  
14 Case No. 1009-REZ-01, 1009-DP-09 & 1009-SIT-07  
15 Petitioner Daniel DeLullo  
16 Description 4160 State Road 32 West; Petitioner requests a Change in Zoning for  
17 approximately 1.3 acres from SF-5 to General Business (GB) and a Development  
18 Plan Review and Site Plan Review for a new parking lot.

19  
20 Skelton reviewed the history of the petition, which is a change in zoning request and a  
21 development plan review.

22  
23 Mr. Daniel DeLullo shared details of the petition and discussed parking lot details.

24  
25 Skelton stated that this petition is consistent with the Comprehensive Plan.

26  
27 Hoover and Spoljaric do not believe GB is the appropriate zoning.

28  
29 Skelton stated this has been reviewed and LB creates more hurdles than GB for this use.

30  
31 Hoover stated if we need to stay with GB zoning, the he would like to see restrictions on  
32 that classification for this location.

33  
34 Skelton offered to come back to the Plan Commission with a restricted use list for this  
35 site.

36  
37 A Public Hearing opened at 7:54 p.m.

38  
39 No one spoke, and the Public Hearing closed at 7:55 p.m.

40  
41 Hoover expressed concern that the angled parking spaces are an issue for in and out; also  
42 the way the parking is shown on the plan with the angle, the spaces were not big enough  
43 to park and open the door. However, he stated if this changes to parallel parking, these  
44 issues would be resolved.

45  
46 Case No. 1009-DP-08 & 1009-SPP-02

1     Petitioner     Herman & Kittle  
2     Description   680 Wendover Avenue; Petitioner requests a Development Plan and Preliminary  
3                   Plat Review for 132 multi-family dwelling units, located on approximately 10  
4                   acres in the Maple Knoll PUD District.  
5

6     Skelton introduced the project, which is a multi-family community located in the Maple  
7     Knoll development.  
8

9     Ms. Erika Scott, Herman & Kittle Properties discussed the details of the project, stating  
10    the name of the development is Commons at Spring Mill, which will be completed in two  
11    phases. She added that the development will have one, two, and three bedroom units, a  
12    clubhouse, an outdoor entertainment area, a bark park, dedicated space for vegetable  
13    gardens, garages on the property, a playground and access to the Midland Trail on the  
14    north end. She further stated that the first phase of 72 units will be completed by Spring  
15    of 2012. She discussed building materials and added that they are working with staff on  
16    parking, lighting, and landscaping.  
17

18    Spoljaric stated that there was vinyl, which is not permitted.  
19

20    Scott stated vinyl is permitted but must be 0.044 thickness on the apartment units. She  
21    stated that the clubhouse will be hardiplank.  
22

23    A Public Hearing opened at 8:04 p.m.  
24

25    No one spoke, and the Public Hearing closed at 8:05 p.m.  
26

27    Skelton stated that some details on the lighting plan needs to be addressed, the vinyl issue  
28    needs to be resolved, and some landscaping details which need to be addressed.  
29

30    Hoover requested better architecture in the area facing the Midland Trail, further stating  
31    that he was not impressed with what was proposed.  
32  
33

34    Case No.       1001-PUD-01  
35    Petitioner     Estridge Development Company  
36    Description    800 Sycamore Street; Petitioner requests a change in zoning on approximately  
37                   1,409 acres from the AG-SF1, SF-2 and Centennial North PUD districts to the  
38                   Symphony PUD District.  
39

40    Skelton stated that the petitioner and staff have met on a few occasions and that the  
41    petitioner has sent revised materials. He further stated that the plan is for staff to  
42    complete their review this week and have reports to the Commission no later than first of  
43    next week for review.  
44

45    Hoover asked in addition to the red line PUD, if the Commission be provided answers to  
46    all the questions and comments from the Commission, residents, and others.

Skelton responded that they would.

Case No. 1008-DP-07 & 1008-SPP-01  
Petitioner The J.C. Hart Company  
Description 441 South Union Street; Petitioner requests a Development Plan and Preliminary Plat Review for 238 multi-family dwelling units, located on approximately 18.5 acres in the Union Street Flats PUD District.

Skelton reviewed the petition, stating that the staff has been working with the developer to address bigger picture drainage solutions on the site. Skelton stated that they are still working with the petitioner on the landscaping plan. Skelton asked the Commission to consider delegating responsibility of the landscaping plan and the tree preservation plan to staff as a condition for approval.

Motion: To approve 1008-DP-07 & 1008-SPP-01 with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of a building permit; and
- That the approval of the landscaping plan and tree preservation plan be delegated to the Westfield Community Development staff.

Motion: Emigh; Second: Spraetz; Vote: 8-0

Sanders stated he will not be in attendance at the next Advisory Plan Commission meeting.

**ADJOURNMENT** (8:18 p.m.)

Approved (date)

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President, Robert Smith, Esq.

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Vice President, Cindy Spoljaric

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Secretary, Matthew S. Skelton, Esq., AICP